

## 2/2 Waxman Parade, Brunswick West VIC 3055

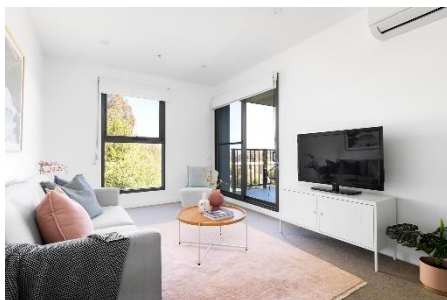


**2 Bed, 1 Bath, 1 Car**  
**Property Type:** Unit  
**Indicative Selling Price**  
 \$490,000 - \$530,000  
**Median House Price**  
 December quarter 2023: \$520,000

## Comparable Properties



**5/520 Moreland Road, BRUNSWICK WEST 3055 (REI/VG)**  
**2 Bed, 1 Bath, 1 Car**  
**Price:** \$530,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** Villa  
**Agent Comments:** Larger property, Bigger Courtyard, Inferior location, Comparable property



**101/9 Duggan Street, BRUNSWICK WEST 3055 (REI)**  
**2 Bed, 1 Bath, 1 Car**  
**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 03/11/2023  
**Property Type:** Unit  
**Agent Comments:** Comparable location, Part of a large apartment complex, Comparable property



**7/12 Allard Street, BRUNSWICK WEST 3055 (REI)**  
**2 Bed, 1 Bath, 1 Car**  
**Price:** \$495,000  
**Method:** Auction Sale  
**Date:** 21/10/2023  
**Property Type:** Apartment  
**Agent Comments:** Comparable location,, No outdoor area, Unrenovated Apartment complex, Inferior property

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb or locality and postcode

2/2 Waxman Parade, Brunswick West Vic 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between/  
Single price

\$490,000

&

\$530,000

### Median sale price

Median price

\$520,000

Unit

x

Suburb

Brunswick West

Period - From

01/10/2023

to

31/12/2023

Source

REIV

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
5/520 Moreland Road, BRUNSWICK WEST 3055	\$530,000	26/09/2023
101/9 Duggan Street, BRUNSWICK WEST 3055	\$510,000	03/11/2023
7/12 Allard Street, BRUNSWICK WEST 3055	\$495,000	21/10/2023

This Statement of Information was prepared on:

23/01/2024 15:39